

Preliminary Staff Summary of Information on the

OAKLAND MULTIPLE RESOURCE DISTRICT

**A collection of significant
surviving structures in the
Oakland community, bounded by
East 35th Street, Cottage Grove
Avenue, East 43rd Street, and
Lake Michigan.**

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OAKLAND MULTIPLE RESOURCE DISTRICT

A collection of significant surviving structures in the Oakland community, bounded by East 35th Street, Vincennes Avenue, East Pershing Road, South Cottage Grove Avenue, East 43rd Street, and Lake Michigan.

From the time of the earliest non-native settlement at the mouth of the Chicago River in about 1800, the lakefront south of the city center has been a major transportation corridor. Successively, Indian trails, wagon trails, railroads, and highways have carried people and materials into and away from Chicago in growing quantities, connecting the city via overland routes to points east and south. The early and continuing significance of the south lakefront caused the area to develop quickly, and for it to be redeveloped frequently and at a pace that is highly unusual, even within the context of Chicago, a city that continually strives to reinvent itself. The built environment of the community of Oakland, which is located at the middle of the Illinois lakefront south of the city center, includes a number of buildings whose individual presence and history demonstrate the several periods and types of development of the area as a whole. Because this community has suffered greatly over a long period of time due to the ravages of migration, economic disadvantage, and insensitive local, state, and federal urban renewal projects, its surviving historic fabric is not concentrated in an easily defined enclave. The extant structures are, however, remnants of significant developments and deserve consideration as an ensemble due to their shared history.

Vincennes Avenue, entering the community from the southwest, and Cottage Grove Avenue, from the south, were Indian trails that had, by 1840, become used for wagon traffic and for driving cattle either to market or for shipment on the lake from Chicago. It was during this decade that Samuel Ellis purchased a large tract of land along the south lakefront, building a tavern, the Ellis Inn, on the southwest corner of what is now Ellis Avenue and 35th Street. Ellis owned the land between 31st and 37th streets, and had a significant role in determining its pattern and pace of development into the 1870s.

By 1851, the increased traffic on the trails made the south lakefront a prime location for the establishment of stockyards. Charles Cleaver bought the land between 37th and 39th streets on the lake shore from Ellis and moved his slaughterhouse, lard, and tallow candle-making operation from a location on the west bank of the Chicago River near downtown to a point near 38th Street and the lake shore. John B. Sherman, who would be instrumental in organizing the Union Stock Yards in 1865, followed the same trend when he established his stockyards and slaughterhouses on the west side of Cottage Grove between 29th and 33rd Streets in 1856.

Having built his slaughter houses, pens, and an oil factory at his new location, Cleaver found that he needed to attract and keep a growing number of workers near the swampy factory site. The first residential and drainage improvements in the area were started with Cleaver's construction of a small number of workers houses, and by 1854 he seems to have begun working in earnest on the concept of erecting a company town, adding more housing and a general store, and building a meeting house for use as a school and church. The original twenty-two acres Cleaver bought from Samuel Ellis proved to be too small for his needs, and over the next twenty years he purchased another seventy-two acres for development, all south of 39th Street and east of Cottage Grove Avenue, within the boundaries of Oakland.

Cleaver's choice of this site may have been influenced by the debate over a proposed railroad, to be built along the south lake shore and intended to extend from Chicago to Cairo in Illinois, and eventually as far south as New Orleans, Louisiana. In 1852, work was started on what became known as the Illinois Central Railroad, and operations were begun in 1854. Cleaver paid an annual fee of \$3,800 to the Illinois Central to guarantee the establishment of and regular service to a station at the edge of his town, at what is now Oakwood Boulevard and Lake Shore Drive. With the construction of a pier on the lake at 38th Street and the connection provided by the railroad, which increased cattle supplies from the south and connections with markets in Chicago and beyond, Cleaver's business was able to trade locally and over long distances with the highest level of efficiency possible at the time. The success of his business was reflected in the completion of Cleaver's mansion, known as Oakwood Hall, on the northwest corner of Oakwood Boulevard and Ellis Avenue in 1853, and in the construction of a large number of new workers' cottages on Lake Park, Ellis, and Cottage Grove avenues south of 39th in 1853 and 1854. His construction of a meeting house for educational and religious purposes was the first such building built south of 12th Street in the city. As part of his development, Cleaver established streets named after the trees, including Elm, Maple, and Oak, that were planted along them.

The mixed industrial, commercial, and residential character of this company town, known unofficially as "Cleaverville," reflected the pattern of development that occurred along the south lakefront in the years before 1855. The depression of 1856 had a profound impact on the community, due to the closing of Cleaver's stockyards and factory in 1857. Cleaver went on to pursue a career, already successfully started, in real estate in the community. The start of the Civil War accelerated the changes started by the depression. The increasing scale of industrial facilities and their need for access to railroads caused new concentrations of industrial activity to develop away from existing residential areas and the lake. Increased rail access made the cattle drive obsolete, and encouraged concentration of the slaughterhouses in a single district. The result, particularly important for the future of Oakland and the south lake shore, was the removal of the local operations to the Union Stockyards, which opened in December, 1865.

The Civil War also brought the establishment of Camp Douglas in September, 1861. Named in honor of Senator Stephen A. Douglas, who had died a few months earlier, it occupied much of the area west of Cottage Grove Avenue between 29th and 33rd streets, immediately north of Oakland. Established as a training camp for Union recruits, it was converted to a Confederate prisoner-of-war camp in February, 1862. This location was chosen due to the available land and its position near the Illinois Central tracks, which carried troops and prisoners between Chicago and the western front, along the Mississippi River.

The closing of the local stockyards and of Camp Douglas at the end of 1865 transformed this area of the lakefront. The position Cleaverville enjoyed in the late 1860s was that of a rural retreat from the activity of the city, and one easily accessible via the Illinois Central. The annexation of the land north of 39th Street to the city in 1863, including the center of Cleaverville,

and the extension of horse-car lines on Cottage Grove as far south as 39th Street in 1867 increased the pace of development. It was the Great Fire of 1871, however, that gave the greatest impetus to the development of the community and encouraged its establishment as an enclave of homes for the affluent.

By 1874 the community had become the home of a number of the most prominent people in Chicago, including former Senator Lyman Trumbull and his brother George Trumbull, general counsel for the Illinois Central Railroad, and Lucius G. Fisher, an innovator in paper products manufacturing. Continued development in the 1870s and 1880s attracted a large number of professionals and entrepreneurs, with the attendant establishment of religious institutions, social clubs, and a commercial district, centered on the intersection of Cottage Grove Avenue with Oakwood and Drexel boulevards. In his 1884 book *History of Cook County, Illinois*, A.T. Andreas made particular note of Oakland's position in the hierarchy of residential addresses:

That Oakland is the choice residence property of Chicago's near suburbs is exhibited in its selection by capitalists for their homes; and one peculiarity that testifies to its salubrity and comfort is the fact that those who once make it a residence never want to leave its pleasurable vicinage.

The perception of Oakland as a premier address was enhanced by its built environment. From the designs of the landscapes of the boulevards, executed by the South Parks Board, to the individual residences, in many cases designed by the most prominent architects of the day, Oakland became the physical embodiment of the elegant Victorian suburban development.

The Village of Hyde Park, including the community of Oakland, was annexed by the City of Chicago in 1889, partly in anticipation of the World's Columbian Exposition of 1893. Transportation through the area was greatly enhanced for the Exposition, continuing the process of development and bringing the area to residential maturity by the late 1890s. The ethnic origin of the majority of the residents at this time was native-born Americans of European stock. However, increased access and increasing population in the city as a whole, caused greater demands on the existing housing. With the entry of Germans, German Jews, and Irish, the wealthy began to leave the community for new developments farther south along the lake shore or on the North Side. By 1910 the community was considered to be middle-class and slightly out-of-date.

Excellent transportation and proximity to the Loop made Oakland attractive to middle-class workers, and their increasing numbers made for changes in the built environment. Large single-family residences were converted to apartment buildings in great numbers by 1910. The opening of the Kenwood branch of the elevated rapid transit system after 1910 encouraged a new era of development, in which single-family residences were demolished for apartment buildings, greatly increasing the density of the population. The elevated not only served to connect Oakland with the Loop, it also connected with the Stockyards branch of the system, allowing slaughterhouse workers access to and from the community, and enhancing its reputation as an area that had already seen its best days. Little new construction was done in Oakland between about 1920 and the middle of the 1940s.

Attracted by the availability of well-paying factory jobs during the First World War, many African-Americans migrated from the southern states to Chicago after 1915. By 1920, 17% of the population of 16,500 in Oakland were African-American. Changing working patterns and economic decline reduced the total population to 14,900 in 1930, and to 14,500 by 1940. The ethnic make-up of the community stayed relatively stable during these years, as reflected by the African-American population of the area, which stood at 22% in 1940.

World War II and the industrial effort it demanded again increased employment opportunities, bringing a great influx of population to Oakland. The number of residents in the community rose nearly 70% during the 1940s, to over 24,400, with 77% of the total now of African-American heritage. The strain on the existing housing stock was enormous and resulted in the further conversion of buildings that had, in many cases, already seen their living spaces divided. The only new housing built during this period was in the form of the Ida B. Wells Housing Project. Built in the northwestern part of the community by the Chicago Housing Authority, its buildings were completed in 1942.

According to the census, the population in Oakland has steadily decreased since 1950. New housing projects sponsored by the Chicago Land Clearance Commission and the Chicago Housing Authority were started in 1953. These projects eliminated slightly more units than they created, and the pace of the demolition of historic housing continued to accelerate. In the 1970s, economic problems hurt Oakland particularly, as reflected in rising rates of unemployment and poverty, and in a decrease in the median level of income to the lowest of the 77 community areas in the City. In the census of 1980, the population of the community had fallen to 16,700, slightly more than two-thirds of its total only thirty years before.

Recent events have continued to endanger the few surviving buildings of historic vintage in the area. What survives in Oakland is in some ways a matter of good fortune, due to the forces of benign neglect by owners, the care of considerate tenants, or simple geographic position that was beyond the extent of urban renewal demolition. The community as it stands today, however, retains all of the advantages it had at its inception, with a small number of exceptional historic residential structures in an area with excellent transportation facilities and the lake at its doorstep.

SIGNIFICANT SURVIVING BUILDINGS

Although the history of Oakland is replete with individuals and events of historic significance, the majority of the structures associated with them are no longer standing. The extant structures fall into two categories based on their geographic position and their present context related to other historic buildings. These are: historically or architecturally significant structures that stand isolated from one another, scattered throughout Oakland; and a group of buildings that represent a coherent streetscape and cohesive core in the south central section of the community. For descriptive purposes, the isolated buildings are discussed here in numerical order by street, beginning with those closest to the lake and with the lowest address number, followed by the core group.

The following structures are included within the proposed multiple resource district due to their historic associations or to the quality and integrity of their designs. There is much more information available on some of these buildings than on others, however each structure included in this inventory has been documented to the degree of depth possible at this time. The locations of the buildings are identified on the following map (*figure 1*).

Lake Park Avenue

Originally named Lake Street, Lake Park Avenue extends from 35th Street to 43rd Street in Oakland, on a line that parallels the tracks of the Illinois Central and the lake shore. It is, along this stretch of the south lake shore, the street closest to the lake. In spite of, or possibly because of, the proximity of the Illinois Central Railroad on land immediately to the east, this street was, as most lakefront land in Chicago has always been, among the most sought-after residential locations in what were, before 1889, the near suburbs.

The oldest surviving building in the community, and the only surviving building in the City of Chicago directly related to the Civil War, is the former Union soldiers hospital and veterans home standing on the southeast corner of 35th Street and Lake Park Avenue (*figure 2*). Built in phases starting in the years 1864 and 1866, it was designed in part by the prominent local architect W. W. Boyington (1818-1898), one of the first professional architects in the city and the first president of the Chicago Chapter of the American Institute of Architects. This building served as the Soldiers' Home for Illinois veterans until it was sold, after the Great Fire of 1871, to the Sisters of St. Joseph, when it became the new location of St. Joseph's Orphan Asylum. Known today as the St. Joseph's Carondelet Child Center, it is an institution that has continuously served the needs of children in the community at large for nearly 120 years.

As a edifice that is exceptional in terms of both its history and architecture, this building was proposed individually for landmark designation in 1989. A thorough discussion of the history and design of the Soldiers' Home was collected in a separate preliminary summary, and need not be recounted here. The Soldiers' Home is of great importance to its community as it represents the earliest surviving development, after the period of Cleaver's settlement, during the Camp Douglas era.

The buildings at 3600 through 3606 South Lake Park Avenue were built as an income property by a prominent lawyer and judge, Melville Weston Fuller (1833-1910). Fuller, a native of Augusta, Maine and a graduate of the Harvard Law School, had settled in Chicago in 1856. He achieved prominence locally when he successfully represented the City of Chicago against the Illinois Central Railroad in the battle for control of the south lake front and the area now known as Grant Park.

A friend of Stephen A. Douglas, active in the local Democratic party, and a delegate to a number of Democratic national conventions during the 1870s and 1880s, Fuller was appointed Chief Justice of the Supreme Court of the United States by President Grover Cleveland in 1891. He had lived in an Italianate mansion at 3600 South Lake Park for about fifteen years prior to this appointment and, after his move to Washington early in 1892, he had the house demolished for a row of ornate graystone houses. Four of the six rowhouses still stand on the site (*figure 3*). Although the architect of this row is not currently known, its exceptional quality is reflected in the design of the elevation, the carved details, and the pressed metal bay and cornice, all of which convey a sumptuousness that was not commonly included on speculative apartment buildings at this time.

James B. Galloway, a community resident whose home no longer stands, was the developer of the brick rowhouses at 3644 through 3652 South Lake Park Avenue. Built in 1887, they are typical of early speculative residential construction, which maintained the low density and high style appearance that had become the trademark of the neighborhood during the post-Fire period.

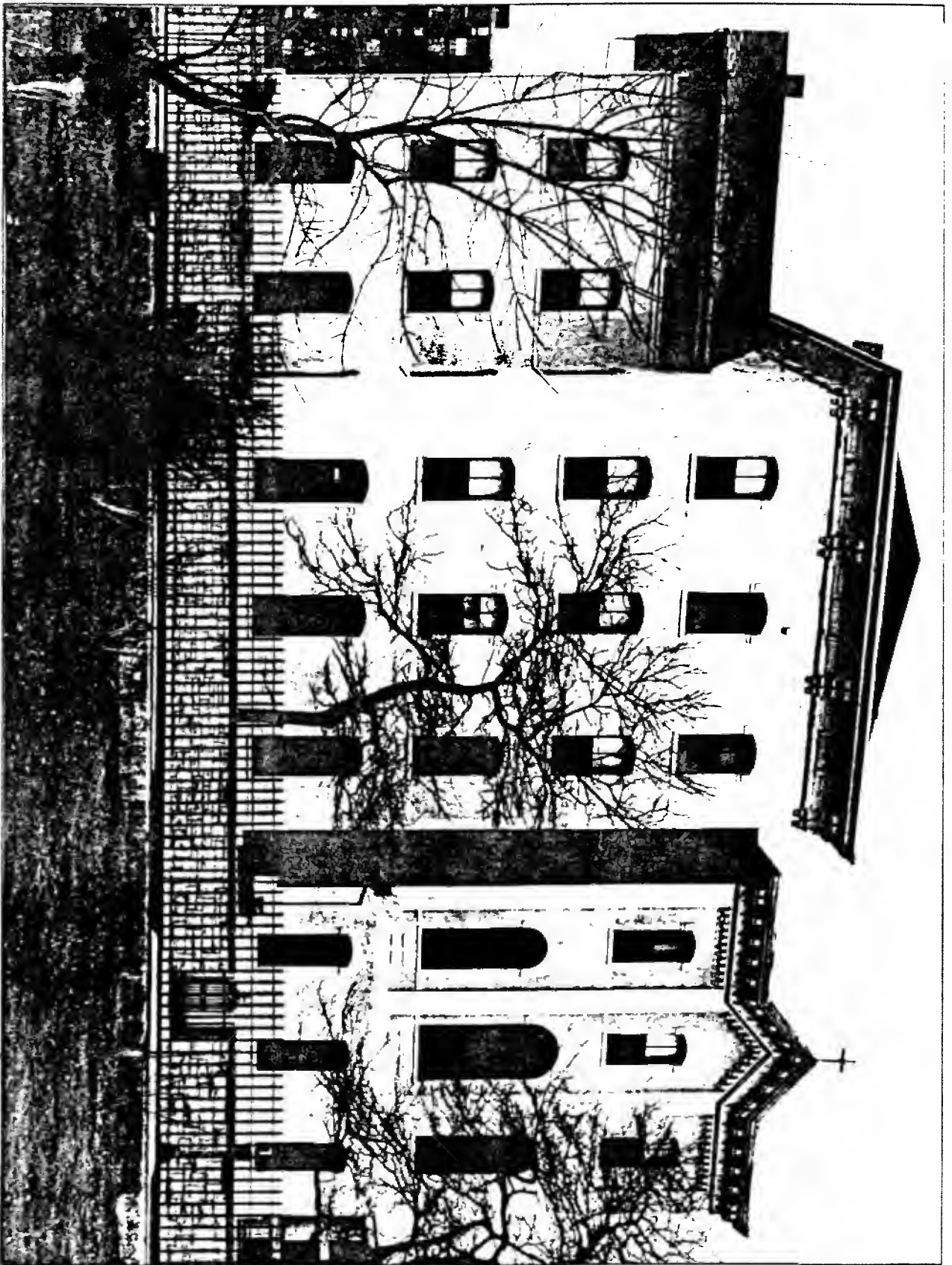


Figure 2: View of the Soldiers' Home, now St. Joseph's Carondelet Children's Center, on the southeast corner of East 35th Street and Ellis Avenue. The two sections of the building visible in this view were built successively, from left to right, in the years 1866 and 1878. (Photograph by Bob Thall)

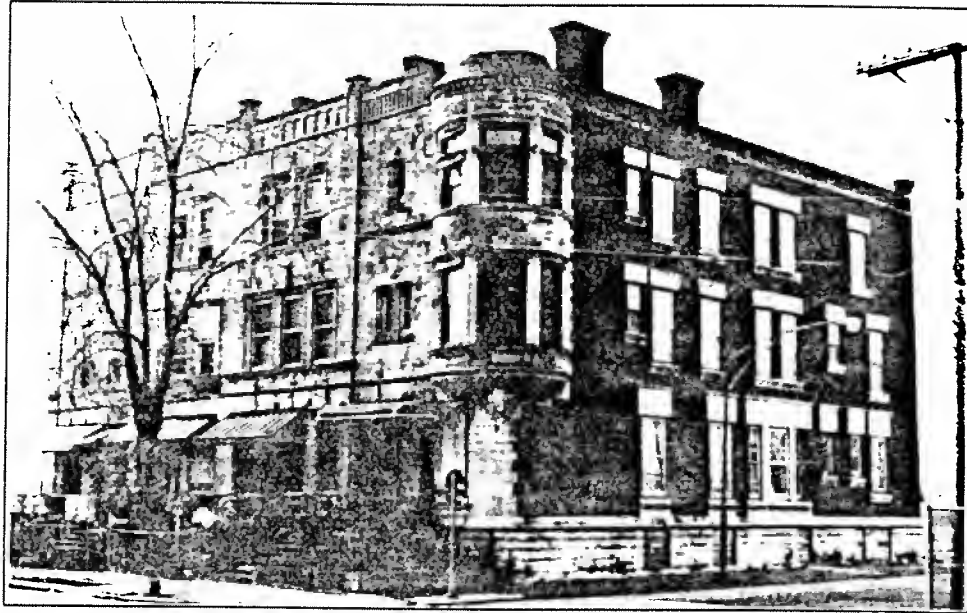
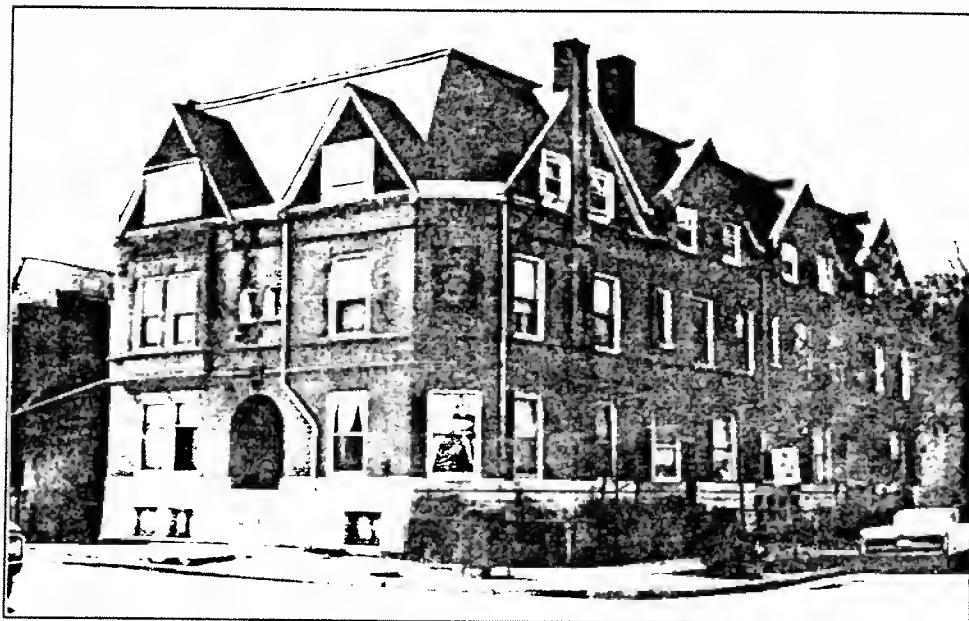


Figure 3: The Melville W. Fuller Rowhouses, 3600-3606 South Lake Park Avenue, built in 1892. These buildings, which replaced the owner's former Italianate mansion on this site, were built as income property the year Fuller was appointed Chief Justice of the United States Supreme Court by President Grover Cleveland. *(Photograph by Timothy N. Wittman)*

Figure 4: The James B. Galloway Rowhouses, 3644 to 3652 South Lake Park Avenue. *(Photograph by Timothy N. Wittman)*



Large brick arches define the entrances, and decorative brickwork and unglazed terra cotta define the keystones, chimneys, string courses, and bays (*figure 4*).

The house at 3729 South Lake Park Avenue, an exceptional and unusual design based on that of an ancient Roman temple, was built for Charles Greve in 1902. Greve was born at Mecklenberg, Germany in 1847, arriving in the United States as a child. His early business career was spent at Manitowoc, Wisconsin, where he was an agent for the McCormick Harvester Company. In 1880 he moved to Chicago and began work at The Fair, a prominent State Street retail store. Within ten years Greve rose to the position of general manager of the store and became the managing agent and later the executor of the estate of E. J. Lehmann, founder and owner of The Fair. Greve served for many years on the board of directors of The Fair, and was its secretary and treasurer from about 1890 through at least 1912.

The house Greve had built for himself at 3729 South Lake Park Avenue is an outstanding interpretation of the classical temple plan as applied to domestic design (*figure 5*). The prominent feature of the facade is a porch in the Ionic order that supports a classically proportioned pediment and features a porch railing that is derived from Greek grillwork. All of these elements were carefully designed to correspond as closely as possible to the proportions of the prototype. Greve's interest in the neighborhood extended to other building projects, and included the apartment building that stands to the south of his house, at 3733-35 South Lake Park, and which he built in 1904.

The three attached single-family residences at 3846, 3848, and 3850 South Lake Park Avenue were built together as a speculative venture in 1891. Typical of the rowhouse designs of the period, all have rusticated stone facades, two in graystone and one in brownstone, and Richardsonian Romanesque stylistic details. The owner of 3848 during the late 1890s was Frank Mathews Montgomery (1862-c.1912), a contractor who had operated businesses in St. Paul, Minnesota, and Chicago, and who was president of the Chicago Crushed Stone Company from 1898 to about 1911.

Although only five residences of historic vintage survive on the block between Oakwood Boulevard and 40th Street on Lake Park Avenue, all are exceptional single-family designs. The pair of attached Richardsonian Romanesque residences at 3936 and 3938 South Lake Park Avenue were constructed before 1891, when they were occupied respectively by the Simon Steiniger and W. S. Rothschild families. These two houses present a unified and intact elevation design, which is made all the more outstanding by the fact that the surrounding residences to the north, south, and east have all been demolished. The graystone relief sculpture on this facade is wholly intact and provides contrast and punctuation for the otherwise irregular rusticated surface (*figures 6 & 7*).

A similar pair of rusticated graystone single-family residences, built circa 1890, stands at 3978 and 3980 South Lake Park Avenue. The design of this double house elevation is symmetrical, with the notable exception of a two-story pressed metal turret on the second and third floors of 3980. The neighboring building to the south, 3982 Lake Park, is of similar design and provides visual variety in its use of tan colored stone that is rusticated on the first floor and alternates in courses of rusticated and ashlar finish on the second floor. This residence was built around 1890 for Calvin Stevens Smith (1852-1909), owner of the local agency for the Penn Mutual Life Insurance Company of Philadelphia, and an active participant in local Republican politics. Like its neighbor, the Smith residence is distinguished by a pressed metal bay and turret on its second and third floors. The variegated roofline provided by the false mansard fronts, dormers, and turrets of these buildings created an exotic silhouette against the sky which is exemplary of Queen Anne design theory and of the variety that was present in the designs of the buildings that are no longer standing on this and neighboring blocks (*figure 8*).

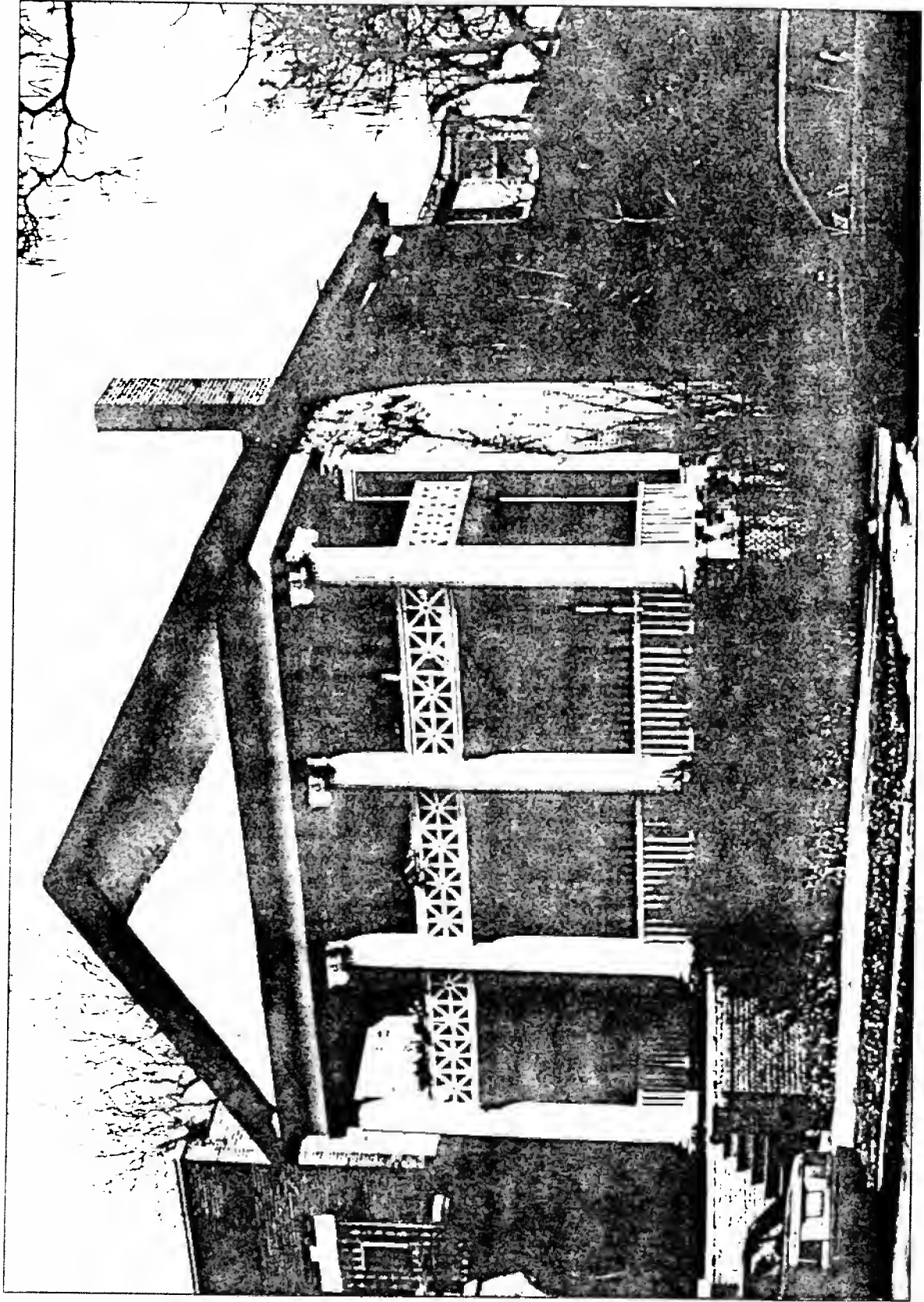


Figure 5: The Charles Greve Residence, 3729 South Lake Park Avenue, built in 1902. This house is unique in the community, in that it is a single family residence built in a classical revival style. (Photograph by Timothy N. Wittman)



Figure 6 (*above*): The double house at 3936 and 3938 South Lake Park Avenue, built circa 1890. (*Photograph by Raymond T. Tatum*)

Figure 7 (*right*): Detail of the relief sculpture at the center of the facade of the double house at 3936 and 3938 South Lake Park Avenue. (*Photograph by Raymond T. Tatum*)



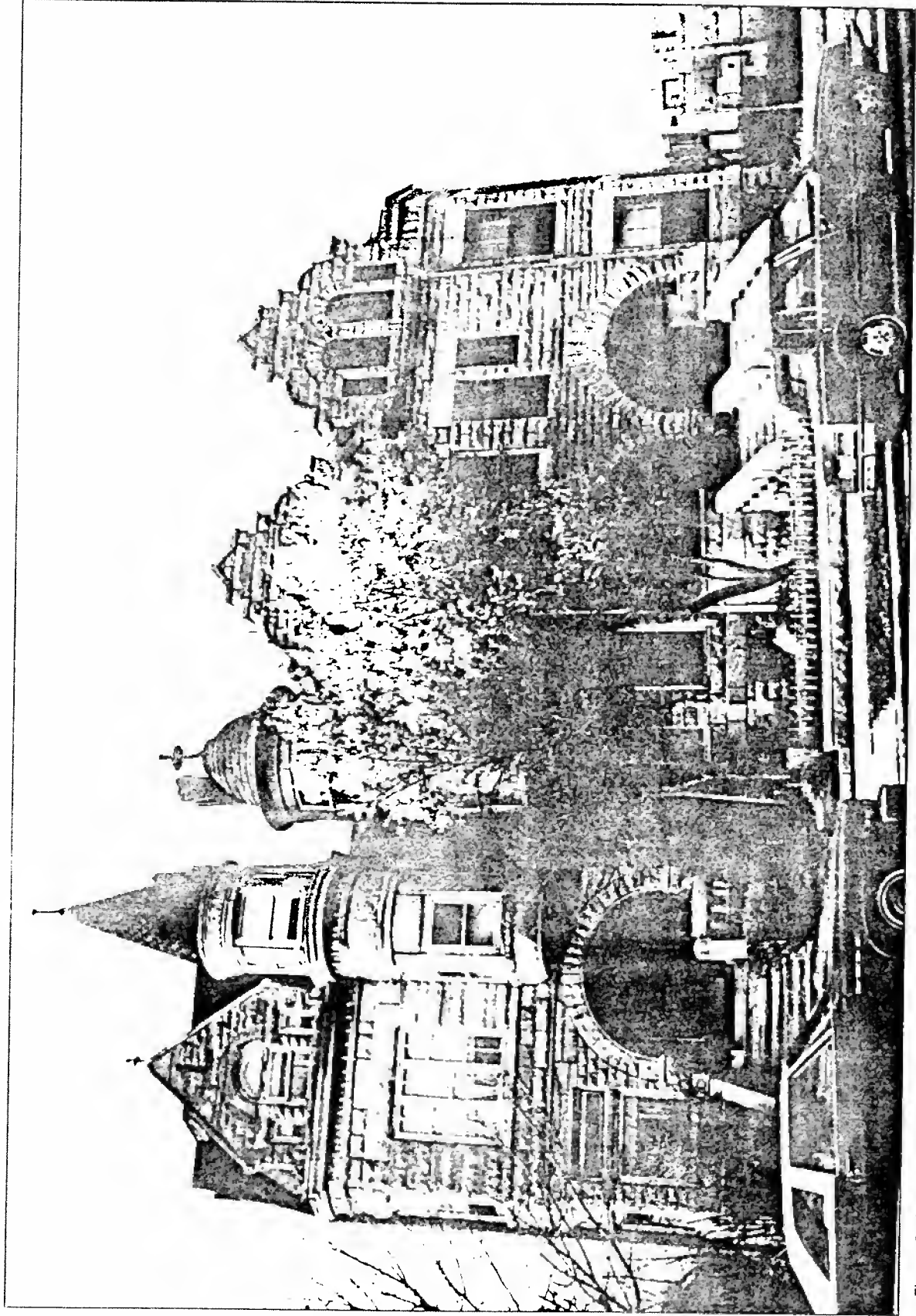


Figure 8: A view of the Calvin Stevens Smith Residence, 3982 South Lake Park Avenue, and of its neighbor, the double house at 3978 and 3980 South Lake Park.
(Photograph by Timothy N. Wittman)

Attached single-family rowhouse residences were often designed and built during the 1880s in groups of two to seven units, and occasionally more, whose elevation formed a unified and symmetrical composition. The residences at 4070, 4072, and 4074 South Lake Park, built circa 1887, illustrate this design concept (*figure 9*). The elevation of this row, which has two two-story houses that stand on either side of one three-story unit, is unified by the regular rhythm of the window and portal arches on the first floor. An alternating pattern is established in the designs of the bays of the second floor, which are identical on the two-story houses. The center of the composition is emphasized by the additional floor, and by the pedimented roofline of the center unit. Particularly notable in this facade is the elaborate design and intact fabric of the pressed metal second-floor bays of 4070 and 4074, which stand on delicate scroll brackets that are mounted between the voussoirs of the first-floor arches (*figure 10*).

Ellis Avenue

Ellis Avenue is named for Samuel Ellis, the first owner and onetime developer of the land between 31st and 37th Streets, and the proprietor of the Ellis Tavern, which once stood on the southwest corner of Ellis Avenue and 35th Street. Extending from 35th to 43rd Streets in Oakland, Ellis Avenue runs parallel with and one block to the west of Lake Park Avenue.

The rowhouse at 3412 South Ellis Avenue is the sole survivor of a row of four single-family residences, two of which were demolished between 1984 and 1988. Built in 1890 for Mary A. Walker, they were constructed from plans prepared by the architectural firm of Normand S. Patton (1852-1915) and Reynolds Fisher. Patton and Fisher became well-known for their designs of college buildings, libraries, and museums, including the Armour Institute, now Illinois Institute of Technology, built in 1890, the Museum of Natural History for the Chicago Academy of Sciences, begun in 1893, and buildings for the campuses of Wheaton College, Illinois; Carleton College, Minnesota; Beloit College, Wisconsin; and Oberlin College, in Ohio.

The surviving Patton and Fisher designed rowhouse at 3412 South Ellis Avenue was built as an income property and was never occupied by its owner. It retains a significant degree of historic integrity, including its ornamental pressed metal second-floor bay, its mansard front with pediment dormer, and a porch with its wrought iron railings.

3731, 3733, and 3735 South Ellis Avenue are three surviving members of a row of four attached single-family residences built by Mrs. M. Cook in the fall of 1890. Although little information has been found on their owner or occupants, the buildings nonetheless retain interest in the context of the historic community. The elevations are generally very similar, having three stories, brick facades, porches with classically inspired details, pressed metal bays on the second floor, a false gable front on the third floor, and terra cotta details. Unlike the designs of rowhouses built in the previous decade, these present the impression of individual but attached houses, rather than a unified, symmetrical elevation composition. Variety is provided by subtle differences among them, particularly in brick detailing, the height and plan of the bays, the treatment of the parapet walls, and the configurations of the porch roofs. All three retain a high degree of historic integrity (*figure 11*).

Silas Samuel Whitehouse (1844-1915) was a commission merchant and member of the Chicago Board of Trade from 1881 to about 1910. Whitehouse lived in the neighborhood, at 3965



Figure 9 (*above*): The row of attached single-family residences at 4070, 4072, and 4074 South Lake Park Avenue, which illustrate the symmetrical ensemble of rowhouse elevations preferred in the 1880s. (Photograph by Raymond T. Tatum)



Figure 10 (*right*): A detail of the pressed metal bay on the second floor of 4070 South Lake Park Avenue. (Photograph by Raymond T. Tatum)

South Ellis Avenue, and participated in the development of the community as a speculator. One of his projects, for which he hired the architectural firm of Beers, Clay and Dutton, was the pair of houses at 3957 and 3959 South Ellis. Beers, Clay and Dutton were noted architects whose work for wealthy clients, particularly on Prairie Avenue, was widely known at the time. William W. Clay (1849-1926), one of the principals in this firm, served as president of the Chicago Chapter of the American Institute of Architects during the year of the Columbian Exposition in 1893.

The double house that Beers, Clay & Dutton designed for Whitehouse was built during the winter and spring of 1894-95 at a cost of \$20,000 (*figure 12*). The building is exceptional for its Beaux Arts details, in part influenced by the prominence of that style at the nearby Exposition, held a year before this building was erected. Both units retain a high degree of historic integrity, including among the surviving original elements windows, porches, terra-cotta cornices, and pressed metal bays.

3960 South Ellis Avenue is the surviving unit of a pair of single family residences built for E. E. Wilcox from a design by the architects Horatio R. Wilson (1857-1917) and Benjamin H. Marshall (1874-1945). After working together in the Chicago architectural office of Oliver W. Marble, Wilson and Marshall had continued their association in Wilson's new firm, established in 1893. With Marshall becoming junior partner in 1895, they went on to design many residences and the Illinois Theater in Chicago. After the partners separated in 1902, Wilson went on to design the Macmillan Publishing Company buildings on Prairie Avenue at 20th Street in 1911, and the Surf and Sisson Hotels in Chicago in 1914 and 1916. Marshall became a principal in the firm of Marshall and Fox beginning in 1905, and this firm went on to design many prominent buildings in Chicago, including the Blackstone Hotel in 1910, the Drake Hotel in 1919, and the Edgewater Beach Hotel in 1921.

The building at 3960 South Ellis is typical of the three-story single-family residences with Bedford limestone facades that were popular at the time. Built in 1898 at a cost of \$28,000 for the two houses, it was a structure which must have had an exceptional and elaborate original design on its interior. The taste in facade designs for multiple unit rowhouses executed ten years earlier, where each unit contributed to an extended symmetrical elevation, was no longer in favor when this building was built. The facades of these houses were complementary, sharing the same scale, materials, and overall design, however the units always had the appearance of independent though attached houses, a design that is especially fortuitous for the half of the building that is still extant.

The house at 4032 South Ellis Avenue was, from about 1895 to 1906, the home of John Jay McDermid (1836-c.1908) and his wife, Frances Elizabeth Metcalf, a daughter of Governor Ralph Metcalf of New Hampshire. A grain commission merchant and member of the Board of Trade, McDermid was born in Mayfield, New York and settled in Chicago in 1861. He joined the Union Army in 1862, and was discharged with the rank of Brevet Lieutenant-Colonel in 1866. Active in Republican politics, he was the owner of his own firm and a member of the Board of Trade from the latter half of 1866 up to the time of his death.

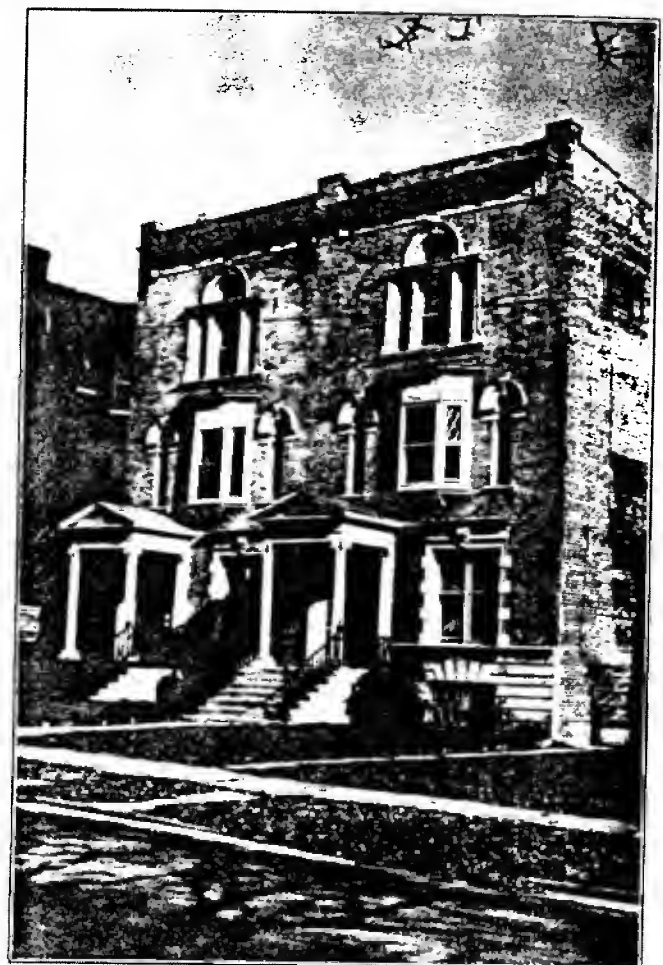
The Queen Anne style house McDermid and his family occupied on Ellis Avenue had been built between about 1885 and 1889, when the Village of Hyde Park, of which it was a part, was annexed to Chicago. The architects are not currently known. Especially noteworthy in the design of this building is the pressed metal cornice and attic-story pediment, which stands above the bay on brackets. The cornice extends down the sides of the building, and connects with the same pediment design on a dormer on the north side, above the decorative brickwork of a stairwell bay.

Standing immediately south of the McDermid residence is the house at 4036 South Ellis Avenue, possibly the largest surviving single-family residence in the Oakland community. Built in the early 1880s, and including a rear addition constructed in 1894, it was for the years between



Figure 11 (above): The Cook Rowhouses, 3731, 3733, and 3735 South Ellis Avenue. (Photograph by Gwen Sommers Yant)

Figure 12 (right): The double house built by Silas Samuel Whitehouse at 3957 and 3959 South Ellis Avenue, designed by Beers, Clay & Dutton in 1894. (Photograph by Timothy N. Wittman)



1890 and 1899 the home of Lucius G. Fisher (1843-1916). Born in Beloit, Wisconsin, Fisher went to New York State as a youth and enlisted in the 84th New York National Guard in 1863. After his one-year enlistment ended, he joined the U. S. Navy, where he served up to the end of the war. Settling in Chicago in late 1865, he was employed by the Rock River Paper Company, being promoted from porter to general manager of the Chicago office by 1870. The next year he became a partner in a paper bag manufacturing company which became known as Wheeler, Fisher & Company, and which was incorporated as the Union Bag & Paper Company in 1875. Always interested in new products, he purchased a number of businesses and patents, eventually founding companies that manufactured paper plates and paper pails. His companies eventually included extensive wooded real estate holdings, an irrigation company in New Mexico, silver mines, and real estate development interests in Chicago. Prominent among the last was the Fisher Building at Dearborn and Van Buren Streets, an eighteen-story building designed and built in 1895-96 from plans drawn by Charles B. Atwood for the office of D. H. Burnham and Company. The Fisher Building was designated a Chicago Landmark in 1978, and is listed on the National Register of Historic Places.

The house at 4036 South Ellis, occupied by Fisher during the period when his Loop skyscraper was under construction, is a late Italianate design of enormous scale (*figure 13*). The use of pressed metal for the cornice, as opposed to wood, indicates that the building was probably built after 1882 or 1883, the years when the speed, labor efficiency, and lower production costs of pressed metal displaced wood as the preferred material for architectural detailing. Fisher's impact on the building seems to have been limited to a one-story rear addition built in 1894. The house retains many of its original or early features, including the doors, window sash, pressed metal cornice and dormer, and sections of an Eastlake style porch.



Figure 13: The Lucius G. Fisher Residence, 4036 South Ellis Avenue. Fisher, the owner of a number of paper product companies, lived in this house during the years when he had his namesake, the Fisher Building, built at the intersection of Dearborn and Van Buren streets in the Loop. (Photograph by Elaine Batson)

4156 South Ellis Avenue is the southernmost building on that street in Oakland that stands outside of the core of the district. For a number of years at the turn of the century this was the home of Dr. John Erasmus Harper (1851-1921), an ophthalmologist and one of the many founding physicians of the College of Physicians and Surgeons of Chicago, part of the University of Illinois Medical School. The two flat that Harper and his family occupied at 4156 South Ellis dates from about 1885, and includes a pressed metal cornice of particularly unusual design that may have been inspired by those of Romanesque corbel table arches.

Drexel Boulevard

Drexel Boulevard was a donation to the Village of Hyde Park around 1870 by the sons of the Austrian-born financier Francis Martin Drexel (1792-1863). A prominent banker in his adopted home of Philadelphia, he was also the founder of the brokerage firm Drexel Company which, until its recent bankruptcy, had been continued as Drexel Burnham Lambert, Incorporated. During the 1860s, the Drexel family owned most of what is now West Englewood, a parcel bounded by 63rd Street, 67th Street, Ashland Avenue, and the Pennsylvania Railroad tracks, just west of Leavitt Street, and engaged in real estate speculation and development. The family donation, made in memory of its patriarch, included the boulevard, Drexel Square Park, and in 1883, the fountain in Drexel Square, by the Berlin-trained sculptor Henry Manger. From the time it was first landscaped in 1873-74 by the South Park Commissioners, Drexel Boulevard was one of the pre-eminent addresses in the old suburb of Hyde Park, as well as in the City during its early days as part of Chicago.

The row of three graystone single-family residences at 3961, 3963, and 3965 South Drexel Boulevard are exemplary of the high-style designs executed on this boulevard from its inception. The *Chicago Inter Ocean* for January 8, 1888, in an article on local architects and their work of the previous year, included a particular note of this row:

Architects Edbrooke & Burnham....Among residences, they have planned three on Drexel boulevard between Oakwood and 40th Street; one for Mr. Edbrooke himself, one for Mr. Thomas, and one for Mr. Wadsworth. All are three story and basement, with hardwood finish.

Willoughby J. Edbrooke (1843-1896) was born in England, the son of a contractor and the brother of architect George H. Edbrooke, and started his career as an architect in Chicago in about 1867. Beginning in 1880, he was associated with Franklin P. Burnham (c.1850-1909) in a partnership that lasted until about 1891. The most important work executed by Edbrooke and Burnham was the design for the new state capitol building in Atlanta, Georgia, built during the years 1887 through 1891. Due to the success of the Georgia capitol project, Edbrooke was appointed to the position of Supervising Architect of the U. S. Treasury Department in Washington, D. C., by President Benjamin Harrison. He served in the Treasury Department from 1891 to 1893, during which time he designed a number of court houses in Illinois. In his later years, Edbrooke's most famous building was the winning design in the competition for the main building on the campus of the University of Notre Dame, in South Bend, Indiana.

The rowhouses Edbrooke and Burnham designed on Drexel Boulevard are three-story structures with rusticated graystone facades, topped with false Mansard front roofs with dormers (*figure 14*). Variety was introduced through the design of the porches, the size and shape of the bays, which are two stories tall on numbers 3961 and 3965 but which only appears on the second floor of the 3963 building, and in the elevation of the dormers, which respectively are broad and inspired by the Gothic, narrow and having the usual proportions of a gable, and curved, with a Flemish-inspired aspect. It was the last of these, 3965 South Drexel Boulevard, that was Edbrooke's home, and that served as the home of his widow until at least 1906.

The residential structure neighboring the Edbrooke and Burnham row to the south was erected in 1898 by the architect Arthur Foster for Julius Blain (*figure 14*). Built as an apartment building, its exterior appearance was intended to be compatible in size, scale, materials, and details with the earlier single-family structures on the boulevard. The dominant feature of the facade is a four-story circular plan tower topped with a conical roof, a restrained reference to the irregular roof lines of the Queen Anne style. In contrast to the rowhouses, this apartment building was finished with ashlar graystone, indicating the stylistic move away from the heavy, Romanesque-inspired textures popularized by Henry Hobson Richardson in the early 1880s. The presence of such "high style" apartment buildings on the boulevard serves to indicate the changes in the economic and social character of the community, which was losing many of its most affluent residents. The established notion of the boulevard as a pre-eminent residential location, however, guaranteed that designs such as this would be built, giving the outward appearance that things had not changed.



Figure 14: A general view of, from left to right: the John Wadsworth House, 3961 South Drexel Boulevard; the Thomas House, 3963 South Drexel; the home of architect Willoughby J. Edbrooke, 3965 South Drexel; and the Julius Blain Apartments, 3967 South Drexel. The first three of these were built as an ensemble from plans by W. J. Edbrooke and Franklin P. Burnham in 1887, and the last was designed by Arthur Foster in 1898. (Photograph by Timothy N. Wittman)

The brick rowhouse at 3979 South Drexel Boulevard is among the oldest surviving buildings on this street. Neither the architect nor the original owner of this structure is known. Built in about 1880-85, it is apparently the sole survivor of a row of three late Italianate style single-family residences.

Elijah Bernis Sherman (1832-1910), owner of 3985 South Drexel Boulevard, was a native of Vermont who, after two years in the Union army, came to Chicago and received a law degree from the Union College of Law in 1864. His prominence in legal practice led to a political career; he was elected to the Illinois legislature twice, serving from 1877 to 1881, and was the chief supervisor of elections for the Northern District of Illinois from 1884 through 1893. Well-known in his day as a public speaker and essayist, he was twice elected vice president of the American Bar Association. His home is a three-story, rusticated brownstone rowhouse, built c.1885, with a pressed metal second-floor bay which serves to support a massive gable of the same material. The gable is open at its center, having an open porch framed by a Palladian arch. Sherman may or may not have been the original owner of this house, as he resided here from at least 1890 until his death in 1910.

Architect George H. Edbrooke (c.1845-1894), the brother of architect Willoughby J. Edbrooke, discussed above, was hired by the South Congregational Church to design their new church in 1886. The previous church, a frame building on this site that had been moved from the vicinity of Drexel and 47th Street, had become too small and, it seems, too plain for its members. The increasing population of wealthy and socially prominent in Oakland and neighboring Kenwood to the south, and the social implications of the fortunes of the community, were topics addressed in the announcement of the construction of the new building that appeared in the *Chicago Inter Ocean* of January 15, 1887:

Architect George H. Edbrooke....is engaged in the construction of the South Congregational Church, occupying such a conspicuous corner on Drexel boulevard, just south of the city limits....here, rising at the corner, its proportions as solid as its summit is heaven-aspiring, springs a symmetrical construction that narrows away skyward into continued strength and grace, a thing of beauty and a joy forever even in the aesthetic precincts of Kenwood, where you cannot build a house now unless you are the possessor of a snug fortune or its heir apparent. There, where live the rich, present or perspective, whose entrance into heaven suggested the apostolic poser of a dromedary threading a needle, shall rise this beautiful sermon in stone with its finial of the cross, and ever and anon Kenwood, like Wall Street when the chimes of old Trinity ring out, will momentarily stop counting its shekels.

The South Congregational Church as a whole, tower and all, has been declared by adepts in ecclesiastical architecture to be, as a *coup d'oeil*, perhaps the finest thing in the church line in Illinois. On this and other points enunciated above the modest architect has not been consulted, but then an artist never is the best judge of his own triumphs.

George Edbrooke's design for South Congregational Church represents one of the most monumental buildings, as well as one of the most daring engineering feats in the structure of its tower, ever attempted in the Richardsonian Romanesque style in Chicago (*figure 15*). Built of massive blocks of rusticated, random coursed limestone, its exterior aspect is one of great strength and permanence. The tower at the southeast corner of the building is exceptional for its open base,



Figure 15: Originally built as the South Congregational Church, this building, at 3980 to 3996 South Drexel Boulevard has most recently served the needs of the New Testament Missionary Baptist Church. Begun in 1886, it was completed in 1888 from plans drawn by George B. Edbrooke. (Photograph by Raymond T. Tatum)

which serves as an entrance to the building, and for its size and design, which dominate the streetscape on this portion of the boulevard. Circular in plan on its first two stories and standing on simplified Ionic columns, battered walls and piers transform it into a square plan at the level of the monumental arches that once served as the openings of a belfry. It is capped with a hip roof, and its silhouette is accented by stone tourelles at the corners and false dormers on the sides. The entire ensemble, with its open base, seems visually to defy the enormous weight of the tower above, and can be compared to twentieth century designs that, in steel and glass, seem similarly to ignore or break the laws of gravity.

The main design facade was loosely based on medieval prototypes, having a gable at the center above a portal, with the main tower to the left and a much smaller turret to the right. The portal gable, centered below the gable of the nave, shares its shape and proportions and frames the round-arched portal opening. There is no relief sculpture in the tympanum and, with the exception of the celtic-inspired cross atop the gable, there is no figurative or organic sculptural decoration on the exterior of the structure.

Standing across the boulevard from and in stark stylistic contrast to the former South Congregational Church is the Grant Memorial Methodist Episcopal Church, originally built as the First Church of Christ, Scientist of Chicago. This Beaux Arts-inspired church was constructed in 1897 from a design by Solon S. Beman (1853-1914), the architect of the industrial town of Pullman, Illinois, which is listed on the National Register of Historic Places and was designated a Chicago Landmark district in 197 , and of such prominent Chicago buildings as the Studebaker, now the Fine Arts, Building on South Michigan Avenue, designated a Chicago Landmark in 1978.

Beman had impressed Mary Baker Eddy, Othe founder of the Christian Science movement, with his severe, classically inspired Merchant Tailor's Building at the 1893 World's Columbian

Exposition. Christian Science, as a newly founded faith, was actively seeking to set itself apart through the design of its churches by consciously avoiding the established traditions of church design. The severity of Beman's design, which was based on a classical temple, was considered by Mrs. Eddy to embody the spirit of the early Christian period and, as such, to be appropriate for the new church. When a competition for the design of Christian Science churches of Chicago was announced in 1896, Beman was among eleven architects to submit plans. The competition resulted in the awarding of the commissions for the first three Christian Science churches to be erected in Chicago: the First Church, located on Drexel Boulevard, and the Second Church, located at the corner of North Pine Grove Avenue and West Diversey Parkway, were awarded to Beman, and the commission for the Third Church, built at 2152 West Washington Street, was awarded to Hugh M. G. Garden. The Metropolitan Missionary Baptist Church, originally the Third Church of Christ, Scientist, was designated a Chicago Landmark in 1989.

Beman's design for the First Church of Christ, Scientist, of Chicago became an exceptionally important event for the newly founded denomination, as it established a prototype for Christian Science church architecture throughout the United States for the first half of this century (*figure 16*). Soon after he designed this building, Beman's wife was miraculously cured of a heart ailment while under the care of a Christian Science practitioner, leading soon after to his conversion to the faith. Before Beman's death in 1914, he would go on to design Christian Science churches in Denver, Minneapolis, Cleveland, Pittsburgh, and New York City, as well as the addition to the "Mother Church" in Boston, and five of the first six built in Chicago. As the first edifice related to Christian Science in most of these cities, Beman's work served to identify the movement with Beaux Arts design, and provided the prototype for its later houses of worship. The first building Beman designed for a Christian Science congregation, the edifice at 4017 through 4023 South Drexel Boulevard has national importance for the history of the architecture of this denomination.

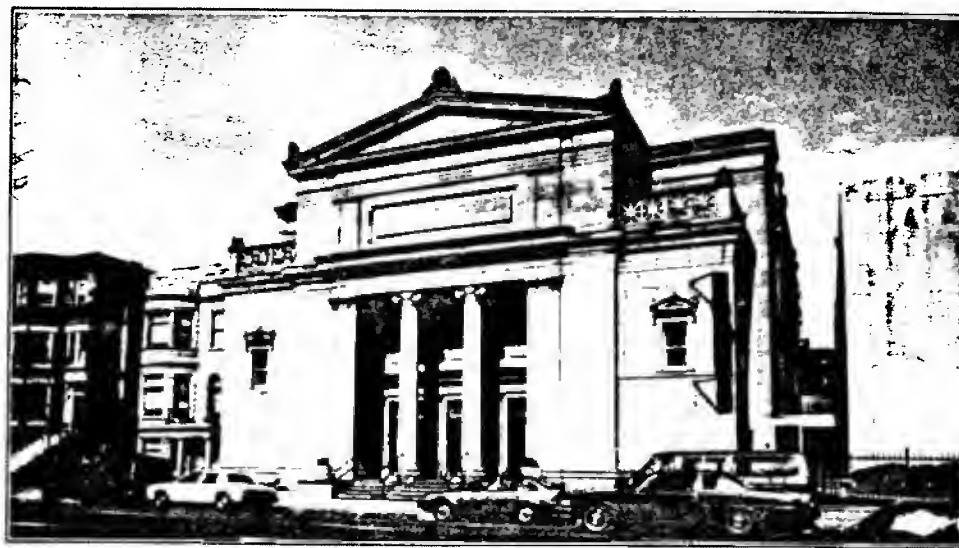


Figure 16: Grant Memorial Methodist Church, 4017 to 4023 South Drexel Boulevard, formerly the First Church of Christ, Scientist, of Chicago. Built from a design by Solon S. Beman, it was the result of an architectural competition held in 1896 by local congregations. The first of fourteen Christian Science churches designed by Beman, it borrowed from the Beaux Arts design of the World's Columbian Exposition to provide this new denomination with a prototype for its future architectural statements throughout the United States. (*Photograph by Raymond T. Tatum*)

The rusticated limestone single-family residences at 4119, 4121, and 4123 South Drexel Boulevard are the survivors of a row of six houses built around 1890. These were part of an intermediate design between the carefully orchestrated, symmetrical compositions presented by multi-unit rowhouse facades of the 1880s and the individualistic appearance of each unit in the designs of the late 1890s. The northerly half of the original ensemble, these three houses display none of the elements of composition that, in earlier designs, built symmetrically toward a central element. A sense of closure was provided, however, at each end of the elevation of the row through the device of two-story stone towers with conical roofs. This element is still extant at 4119, providing an example of the transition in the style of rowhouse facades.

The attached houses at 4131, 4133, 4135, and 4137 South Drexel Boulevard, built c.1895, have a significantly increased degree of carved details and ashlar stonework (*figure 17*). In these elevations, rusticated stone was limited and used as one of a number of elements of composition, marking the later stages of the influence of Henry Hobson Richardson's Romanesque on residential elevations. These four units were built as three separate buildings, the houses at 4131 and 4133 having a shared and finished common set-back between the semi-circular plan bays on their facades.

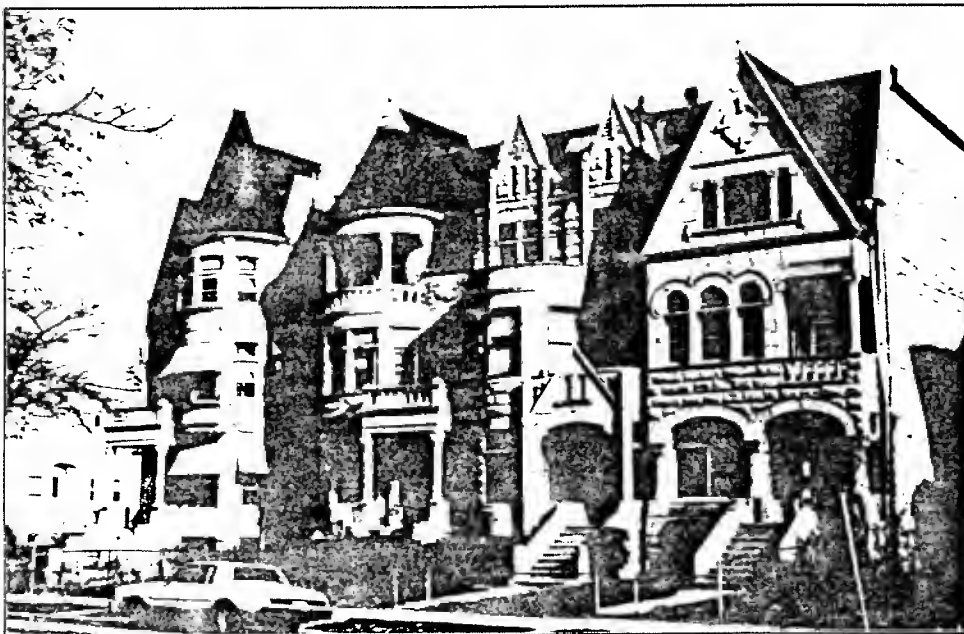


Figure 17: Four rowhouses at 4131 through 4137 South Drexel Boulevard. (Photograph by Timothy N. Wittman)

4133 South Drexel Boulevard was, from about the time of his marriage in 1897 to 1906, the home of Sydney Stein (1862-1918). Born in Chicago and educated at Yale University, Stein was admitted to the Illinois Bar in 1886, and by 1893 had become the senior partner in the firm of Stein & Platt, later Stein, Mayer & Stein. His neighbor at 4137 South Drexel was Adolph Moses (1837-c.1908), a German-born lawyer who immigrated to Louisiana with his parents in 1852. A graduate of Louisiana University, he was admitted to the bar in that state in 1861, immediately before beginning service as a captain in the 21st Louisiana Volunteers of the Confederate army. Settling in Chicago in 1869, he became a prominent lawyer, a principal in the firm of Moses,

Rosenthal & Kennedy, who served as the president of the Illinois Bar Association in 1897, and was on the board of directors of the Chicago Public Library for six years.

A group of six houses, all built in the mid-1890s, stand south of the corner of East 42nd Place on Drexel Avenue. Through what seems to be an anomaly in the address numbering system, these neighboring buildings are known as 4200, 4202, 4204, 4234, 4240, and 4244 South Drexel Boulevard (*figure 18*). This group, possibly the longest intact row in Oakland and including one of the few free-standing single-family residences to survive on the boulevard at 4244, is important as a cohesive demonstration of the type and style of buildings that once presented an unbroken frontage along this thoroughfare.

Although two of these units are currently under distress due to their abandoned state, their loss would further break the elevation on this boulevard into smaller and less understandable pieces. It is for this reason that they are included in the proposed multiple resource district.



Figure 18: Rowhouses at 4232 through 4240 South Drexel Boulevard. The variety of levels of historic integrity and general maintenance illustrated by these buildings is typical of the gamut found throughout the Oakland community. (*Photograph by Timothy N. Wittman*)

East 42nd Place

Among the last of the prominent single-family residences built in Oakland was the row of six houses built at 920 through 930 East 42nd Place. Possibly built after 1895, when most of the boulevard in Oakland had been developed, these houses are limestone three-story buildings with exceptional detailing in carved stone and pressed metal. A great deal of variety was used in these facades, particularly in their parapets and false gables. In addition to their design, these buildings largely retain a high degree of integrity, some of which have their original porch railings, window sash, doors, and beveled glass transoms intact.

The building at 920 East 42nd Place was the home of Rabbi Joseph M. Stolz (1861-1941) for the eleven years of 1896 through 1906. Stolz was born in Syracuse, New York, and received his education at the University of Cincinnati and the Hebrew Union College of Cincinnati. The rabbi of Temple Isaiah-Israel in Chicago from 1895 to 1929, he was made rabbi emeritus of that institution for the last twelve years of his life. He served as a member on a large number of boards and committees, including the executive committee of the Central Conference of American Rabbis, the Chicago Board of Education, and the American Jewish Committee. He was also a life member of the Art Institute, and a supporter of the Chicago Historical Society. As an author, he was best known for his book *Funeral Agenda of the Jews*, published in 1897, and written, at least in part, from this address.

THE CORE OF THE DISTRICT

Historic districts are usually ensembles of buildings that have relationships with one another not only in their history and architecture, but in their cohesiveness as an identifiable and definable group. The buildings examined above have lost their historic context within the community yet, in spite of their scattered geographic locations, share in the heritage of historic Oakland.

A collection of buildings that displays a gamut of designs in a compact and contiguous enclave stands on the 4100 blocks of Lake Park, Berkeley, and Ellis avenues between 41st Place and 42nd Place. The structures in this area demonstrate the variety of residential types seen throughout the Oakland community, including free-standing single-family residences, attached houses, and rows that were built as and have the facade composition of a larger building.

Essential to the core group of buildings in Oakland is a collection of free-standing cottages on the west side of Lake Park and the east side of Berkeley that were built as one development. Although as many as eight of these have been demolished, the remaining twenty-six create a convincing streetscape and ensemble which, with the neighboring structures on Berkeley and Ellis, form a cohesive group that can be more easily compared with the more familiar, definable, and traditional landmark district. The designer of these buildings was Cicero Hine.

Cicero Hine, architect and designer, was born in England on March 23, 1849. He arrived in Chicago in about 1869, the year in which he was first listed in the local directory as a draughtsman in the office of G. P. Randall. Gurdon P. Randall (1821-1884) was a native of Vermont who served his apprenticeship with the famous architect and author Asher Benjamin of Boston, settling in Chicago in 1856. His work in pre-fire Chicago included many large public buildings, particularly churches, schools, and railroad stations. Randall prided himself on the wide geographic distribution of his designs, which could at one time be found in Indiana, Wisconsin, Missouri, Minnesota, Nebraska, and Kansas, as well as throughout Illinois. Hine served in Randall's office from 1869 to at least 1875, during which period he assisted with the design for the First Baptist Congregational Church, 10 North Ashland Avenue, built in 1871 and designated a Chicago Landmark in January, 1982. Hine also worked on the entry submitted by the office for the new Cook County Courthouse and Chicago City Hall building design competition, held in 1873, in which Randall's design was accorded second prize.

Leaving Chicago in the middle of the 1870s, Hine served for a number of years in the office of the government architect of Canada at Ottawa. Returning to Chicago in 1883, he worked as a delineator for other architects, including John Mills Van Osdel and Wheelock & Clay, and was a founding member of the Chicago Architectural Sketch Club in March 1885. Hine opened his own

architectural office in July, 1886, specializing in residential design. After working independently for a number of years, he went on to become the staff architect for the Brunswick Balke Collander Company, where he designed interiors for pool halls, bowling alleys, and other facilities that used equipment and furnishings manufactured by the company. Hine was still employed by Brunswick at the time of his death on October 6, 1925.

Among the designs Hine executed during the first year of his independent practice was a group of seventeen cottages on Oakley, Heath, and Claremont avenues south of 13th Street on the West Side for the prolific real estate development firm of Turner and Bond. This firm was also active in the development of Oakland, and may have provided the financial backing for Hine's next large project, begun late in 1886. Details of this development, to be built south of the city limits on Berkeley and Lake Park Avenues, were made public in the *Chicago Inter Ocean* newspaper of January 15, 1887:

Architect Cicero Hine designed the following residences in the last year, among others: Eleven Berkeley cottages on Berkeley avenue between 41st and 42nd streets. Some of them are built partially of stone and others entirely of stone. The houses embody in a marked degree the elements of the attractive and popular along with the economical and substantial. The end house on the North has a tasteful effect and a chimney runs up the face of the tower. Throughout, the Queen Anne architecture of all these houses is as attractive as it is diversified.

Directly South of there Mr. Hine has planned several others, situated on 23 and 19 feet of ground apiece. They contain on the first floor apartments, besides a hall, which opens into the parlor and sitting room. The first stories are brick, and the second stories show ornamented simple work. The most southerly of these dwellings has a two-story bow window, looking South on 42nd street. These houses, eight in number, are now built as far as foundations. Other houses will go up on Lake avenue, right back of these, they having stone fronts and bow windows extending to the gable, with five rooms on the lower story....

Clearly designed as an ensemble, eleven of these buildings were finished by the end of 1886, with an undetermined number of additional foundations started and with an additional group to front on Lake Park Avenue to be built in the following year. The buildings that survive form a cohesive group that is essential to the heart of the potential district (*figures 19 & 20*). The variety introduced among the buildings occurs within well-defined limits, emphasizing textures and Queen Anne details, while maintaining floor plans that are similar.

Although these houses do not exemplify the monumental element of Queen Anne design, and in spite of their small lots, ranging from 19 to 24 feet in street frontage, they were apparently in the right location and of sufficient substance to attract original owners who were prominent lawyers and businessmen. Among these was John Joseph Tobias (1848-c.1930), owner of 4127 South Berkeley Avenue, who served for twenty-five years as the chancellor of the Chicago Law School; John Hemphill Coulter (1873-c.1925), owner of 4133 South Berkeley and a lawyer, he was president of the Wisconsin Power Company from 1903 to 1906, and president of the Missouri Southern Railroad Company after 1905; Adam Ortseifen (1854-c.1920), the president of the McAvoy Brewing Company, one-time city treasurer of Chicago, and the owner of 4137 South Berkeley; William Thomasson Rankin (1854-c.1915), owner of 4149 South Berkeley, a lawyer and general counsel for the Pullman Company who eventually went on in 1903 to serve as president

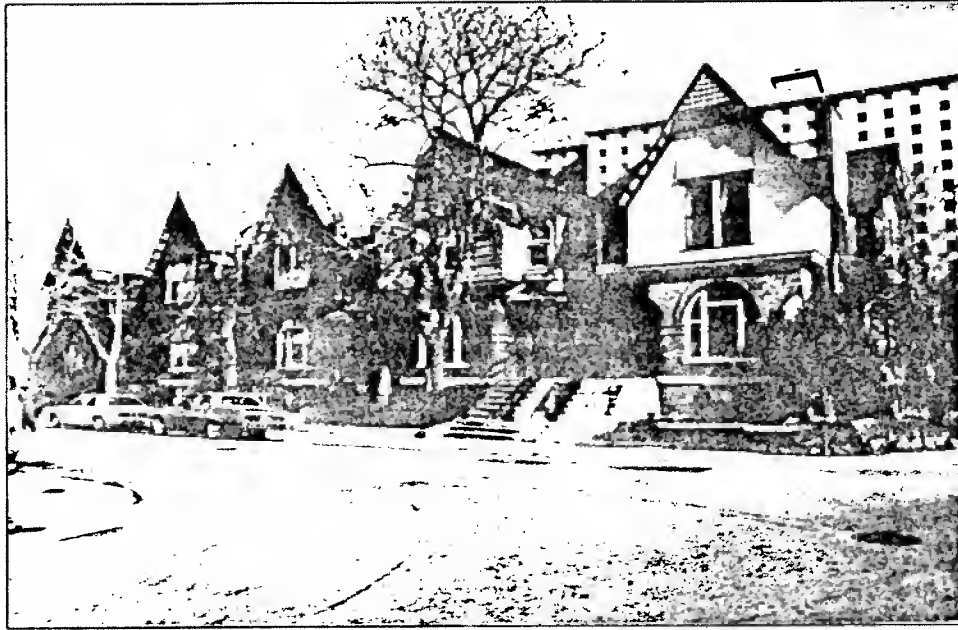
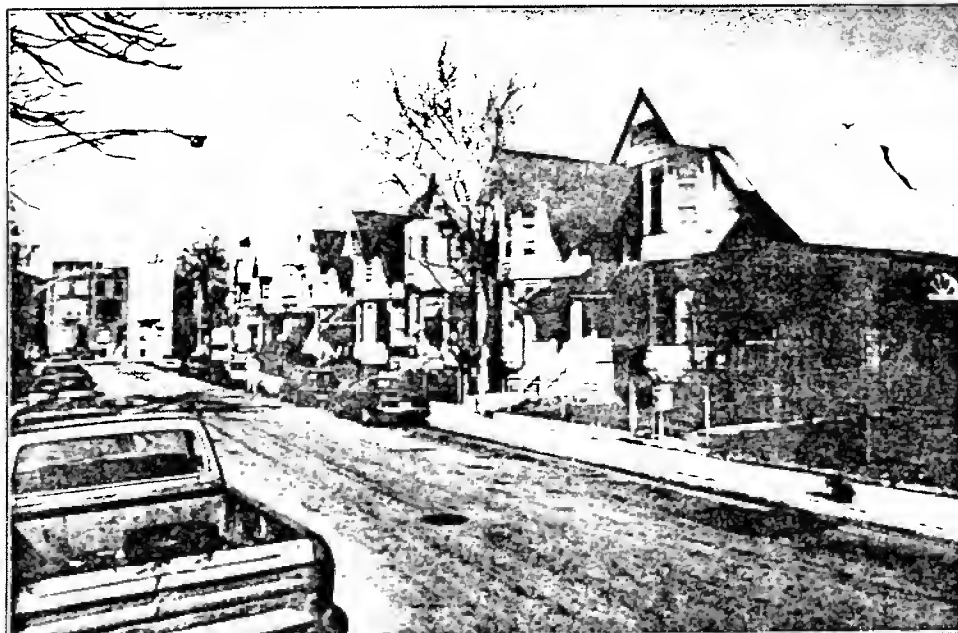


Figure 19: Streetscape view of the 4100 block of South Berkeley Avenue, looking north from 42nd Place. The houses on this block, and those on that behind these facing Lake Park Avenue, were designed by Cicero Hine and built in the years 1886 and 1887. *(Photograph by Timothy N. Wittman)*

Figure 20: Streetscape view looking north from 4143 South Berkeley Avenue. The three-story rowhouses in the distance, with frontage on East 41st Place, provide a sense of closure for the core of the district, making it a visually definable entity. *(Photograph by Timothy N. Wittman)*



of the Chicago, Rock Island & Pacific Railway Company of Iowa; George Green Yeomans (1860-c.1925), owner of 4167 South Berkeley, purchasing agent and later assistant to the president of the Chicago, Burlington & Quincy Railroad; and Frederick Walter Becker (1844-1910), the owner of 4169 South Berkeley, a lawyer and principal in the firm of MacChesney, Becker & Bradley.

The houses designed by Hine on Berkeley and Lake Park are a unique group due to their similarities in design and status as intact survivors. Individually, most of these structures retain an exceptionally high degree of their historic fabric (*figure 21*). Collectively they stand out as a largely intact development, completed over a century ago, that has managed to survive the ravages of time, economic misfortune, and the extensive urban renewal projects of overzealous federal, state, and local government agencies.

The buildings that neighbor Hine's group to the north, with frontage on 41st Place and on Lake Park Avenue, and on the contiguous blocks to the west, with frontage on Berkeley and Ellis avenues, make up the remainder of the core of the district. The row of four terra cotta-detailed brick single-family residences at 4118 through 4126 South Lake Park Avenue, immediately north of the houses by Hine, was designed by the firm of Normand S. Patton and Reynolds Fisher, the designers of 3612 South Ellis Avenue, discussed above. Built in 1885, and originally including a fifth unit at the north end of the row, it was designed as row with a symmetrical elevation, and having a distinct central axis that focused on the house at 4120.

The owner of 4120 South Lake Park was John Cole Ellis (1843-c.1920), an executive with the American Book Company, a publisher that specialized in school textbooks. His neighbors at 4126 South Lake Park were the Abner Strawn family. The Strawn's son, Silas Hardy Strawn (1866-c.1947), became a partner in the legal firm of Winston, Payne, Strawn & Shaw and made himself prominent in many businesses and organizations, as chairman of the executive committee of Montgomery Ward and Company, as a member of the board of directors of the First National Bank of Chicago, and in service on the board of directors of the South Shore Country Club. He also went on to serve as a delegate to a number of conferences on trade between the United States and China, was elected president of the Illinois Bar Association for 1921, and served as president of the U. S. Chamber of Commerce for the year 1931-32. The Strawn's daughter, Julia Clark Strawn (c.1873-c.1945), was a surgeon of local prominence and a leading member of local women's organizations. She graduated from the University of Illinois College of Physicians and Surgeons in 1903, and pursued post-graduate work in Vienna, Munich, and Berlin, after which she traveled throughout Europe, India, and Japan studying various health care systems. An associate professor of gynecology at the Hahnemann Medical College in Chicago for sixteen years, she was made a Fellow of the American College of Surgeons in the early 1920s.

The surviving buildings on the west side of Berkeley Avenue, facing the cottages designed by Hine, are single-family rowhouse residences, some of which are now free-standing due to demolition. Significant among these buildings is the brick and stone house at 4156 South Berkeley, the sole extant unit of a row built c.1890. This was the home of John Harrison Hill (1869-c.1925), an 1890 graduate of the Northwestern University Law School who was active in the Prohibition movement. The house at 4130 South Berkeley, one unit of a double house built in the late 1880s, was the residence of William Charles Boorn (1863-1937), assistant director of the western division of the Hartford Insurance Company of Connecticut.

A row of houses on East 41st Place forms the northern limits of the core of the district. The rear of these properties abuts an abandoned railroad embankment that once carried the tracks of the Kenwood branch of the elevated rapid transit system. Most of these houses were part of an extended row of ten or twelve units, seven of which, address numbers 1010 through 1024 East 41st Place, survive. Built around 1890, they have suffered due to losses at both ends and in the center



Figure 21: The house at 4160 South Lake Park Avenue. The design of this structure is typical of those by Hine on Lake Park and Berkeley. With its first floor of rusticated stone and with its second floor in frame "simple work," this house exemplifies the development as it was described in the *Chicago Inter Ocean* in January, 1887. (Photograph by Raymond T. Tatum)

of what was once a unified, symmetrical, and axial facade composition. In spite of their fragmentary condition as an ensemble, these buildings individually represent unique facade designs in brick and terra cotta. Their position at the north end of Berkeley Avenue serves to present a frontage that encloses and enhances the streetscape formed by the ensemble of Queen Anne cottages.

Rowhouses of compatible designs and period of construction also characterize the 4100 block of South Ellis Avenue (*figure 22*). A row of seven intact brick single-family residences at 4102 through 4114 South Ellis, from about 1885, establishes the character of this block. These two-story residences are unified by an arcade of segmental arches that runs the length of the row on the first floor. Like many of the 1880s rows in this community, the elevation of this row was designed to include the facade of each unit as a contributor to a symmetrical whole.

The remaining buildings on this stretch of Ellis are brick two-story residences of the late 1880s, and most notably includes the Mathilde Eliel House, 4122 South Ellis, designed by Dankmar Adler and Louis Sullivan in 1886 (*figure 23*). Many of the residential buildings designed by Adler & Sullivan during the years before they received the commission for the Auditorium Building in December, 1886, were houses for members of Adler's extended family and for members of the K.A.M. synagogue, where Adler's father was the rabbi. Mathilde Eliel, Adler's cousin on his mother's side, was a teacher in the public schools. Her house, a two-story brick residence with a pressed metal second-floor bay, is a largely intact example of its type and era. Having a plan, elevation, and interior design typical of the residential buildings Adler & Sullivan designed in the 1880s, the Mathilde Eliel House is representative of a type which sustained the firm in its early years, and is the only surviving residence built by them from the years 1883 to 1889. Designated individually as a Chicago Landmark in 1989, the Mathilde Eliel House was documented at length in a separate preliminary summary.

CONCLUSION

Although the community of Oakland has suffered extensive damage to its historic buildings and landscapes, the surviving elements of its nineteenth-century development reveal an exceptional heritage. As an example of planning and design, the extant fragments of this Victorian-era community exemplify what were considered to be the highest concepts of civility and luxury. A retreat from the dirt, noise, and unsavory activities of the city, it was created to be the quintessential affluent suburban environment. Its later history is one that demonstrates the impact of the changes that affected Chicago through the continued increases in industrial capacity, migration, and population the city experienced through the post-World War II era. The heritage of the suburban community that Oakland once exemplified is perpetuated by the historic elements that survive, both in isolated circumstances and collectively in a small but substantial enclave.

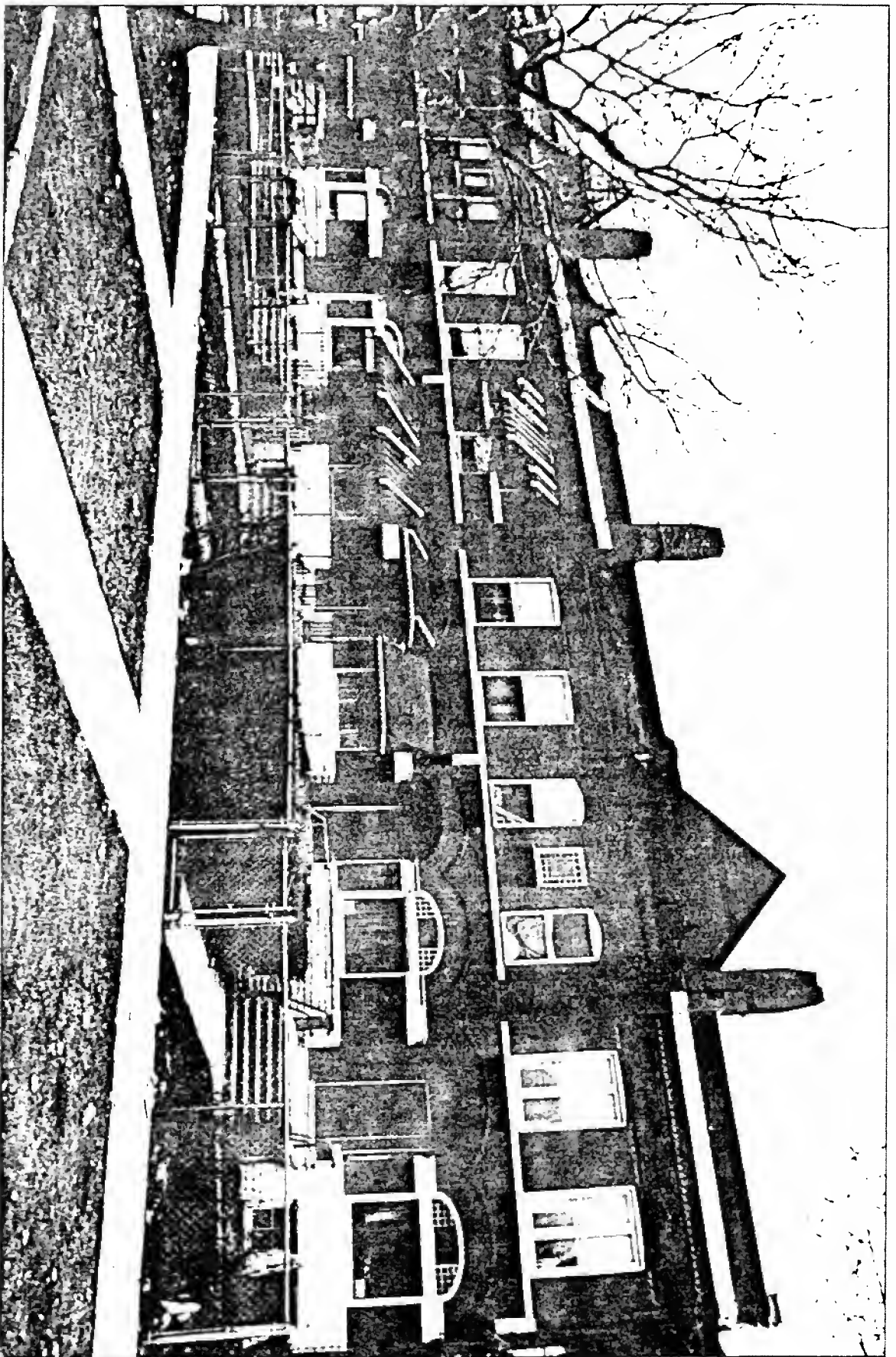


Figure 22: A streetscape view of the row of seven houses at 4102 through 4114 South Ellis Avenue. (Photograph by Timothy N. Wirtman)

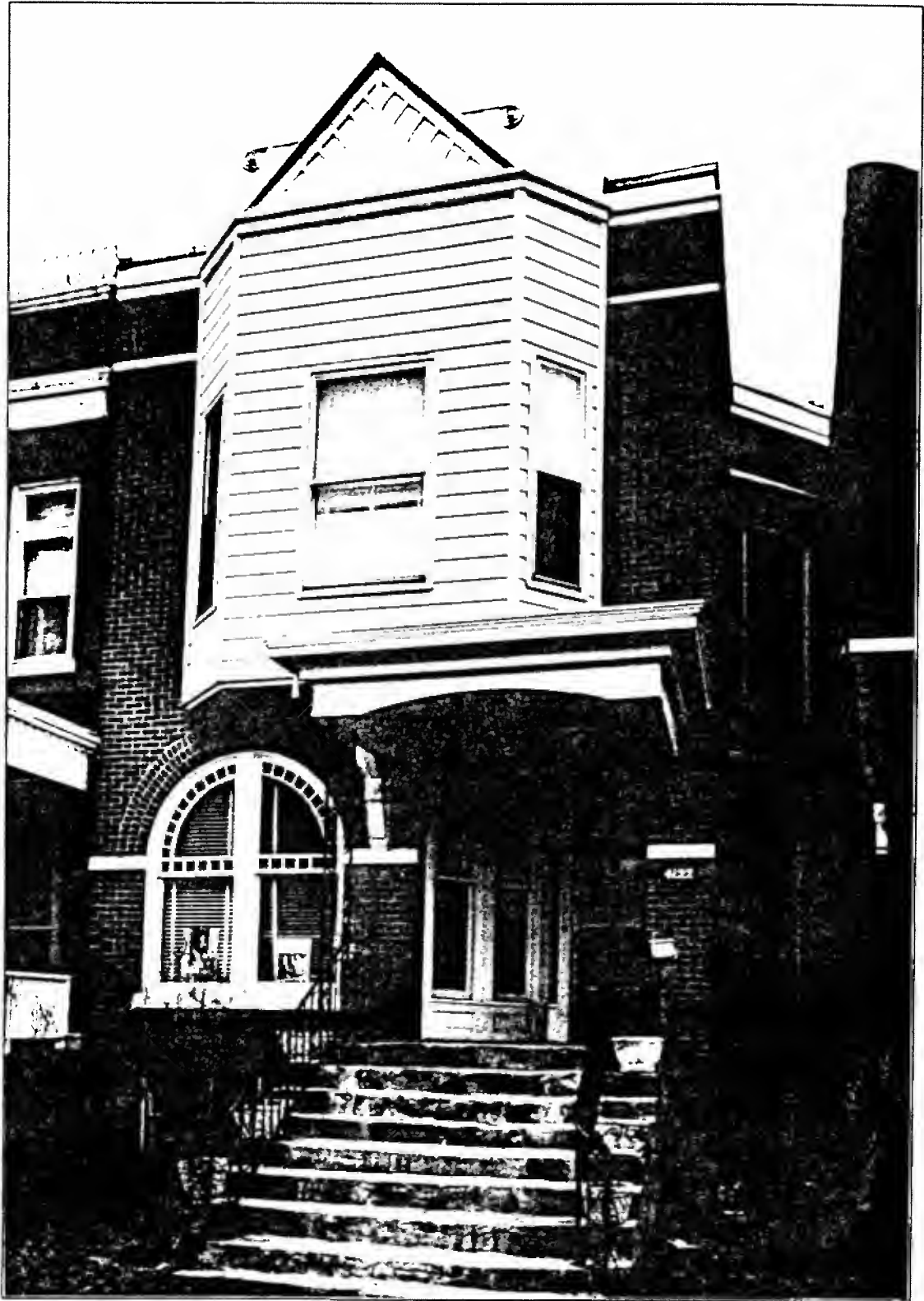


Figure 23: The Mathilde Eliel House, 4122 South Ellis Avenue, designed by Dankmar Adler and Louis Sullivan in 1886 for Adler's cousin, was designated a Chicago Landmark in 1989. (Photograph by Raymond T. Tatum)

APPENDIX

Street Addresses of All of the Buildings Included in the Proposed Oakland Multiple Resource District

LAKE PARK AVENUE

Soldiers' Home (now St. Joseph's Carondelet Child Center)
3501-21 South Lake Park Avenue/735-55 East 35th Street
1864, 1866, 1873, 1878, and later additions
1866 section by W.W. Boyington, architects

Melville W. Fuller Rowhouses
3600-06 South Lake Park Avenue
1892

James B. Galloway Rowhouses
3644-52 S. Lake Park Avenue
1887

Charles Greve Residence
3729 South Lake Park Avenue
1902

Charles Greve Apartments
3733-35 South Lake Park Avenue
1904

Three Rowhouses
3846, 3848, and 3850 South Lake Park Avenue
1891

The Steiniger/Rothschild Double House
3936 and 3938 South Lake Park Avenue
circa 1890

The J.W. and E.E. Maxwell Double House
3978 and 3980 South Lake Park Avenue
circa 1890

Calvin Stevens Smith Residence
3982 South Lake Park Avenue
circa 1890

Lake Park Avenue (continued)

Two Rowhouses

4058 and 4060 South Lake Park Avenue
circa 1890

Three Rowhouses

4070, 4072, and 4074 South Lake Park Avenue
circa 1885

The Dally-Ellis-Wilson-Strawn Rowhouses

4118, 4120, 4122, and 4126 South Lake Park Avenue
1885, Patton and Fisher, architects

Cottages of the "Berkeley Development"

4130, 4132, 4134, 4136, 4138, 4140, 4150, 4152, 4160, and
4162 South Lake Park Avenue
1886-87, Cicero Hine, architect

ELLIS AVENUE

The Mary Walker Rowhouse

3612 South Ellis Avenue
1887, Patton and Fisher, architects

The Mrs. C. Cook Rowhouses

3731, 3733, and 3735 South Ellis Avenue
1890

Silas Samuel Whitehouse Double House

3957 and 3959 South Ellis Avenue
1894, Beers, Clay and Dutton, architects

E.E. Wilcox House

3960 South Ellis Avenue
1898, Wilson and Marshall, architects

The Thomson-McDermid Residence

4032 South Ellis Avenue
circa 1885

Lucius G. Fisher Residence

4036 South Ellis Avenue
circa 1875-80, rear addition 1894

Ellis Avenue (continued)

Seven Rowhouses

4102 through 4114 South Ellis Avenue
circa 1885

The Mayer-Moore-Jones Rowhouses

4116, 4118, and 4120 South Ellis Avenue
circa 1885

Mathilde Eliel House

4122 South Ellis Avenue
1886, Adler and Sullivan, architects

W.B. Holton House

4124 South Ellis Avenue
circa 1885

The Dunham-Titcomb Rowhouses

4126, 4128, and 4130 South Ellis Avenue
circa 1885

John E. Harper Residence

4156 South Ellis Avenue
circa 1890

DREXEL BOULEVARD

The Wadsworth-Thomas-Edbrooke Rowhouses

3961, 3963, and 3965 South Drexel Boulevard
1887, W.J. Edbrooke and F.R. Burnham, architects

Julius Blain Apartments

3967 South Drexel Boulevard
1898, Arthur Foster, architect

South Congregational Church

3980-98 South Drexel Boulevard
1886-87, George Edbrooke, architect

First Church of Christ, Scientist

(now Grant Memorial Methodist Episcopal Church)
4017-23 South Drexel Boulevard
1897, Solon S. Beman, architect

Drexel Boulevard (continued)

Three Rowhouses

4119, 4121, and 4123 South Drexel Boulevard
circa 1890

Rowhouse

4131 South Drexel Boulevard
circa 1890

Sidney Stein Residence

4133 South Drexel Boulevard
circa 1890

A. Cahn Residence

4135 South Drexel Boulevard
circa 1890

Adolph Moses Residence

4137 South Drexel Avenue
circa 1890

Three Rowhouses

4200, 4202, and 4204 South Drexel Boulevard
circa 1890

Dr. George O. Taylor Residence

4234 South Drexel Boulevard
circa 1895

House

4240 South Drexel Boulevard
circa 1895

BERKELEY AVENUE

House

4118 South Berkeley
c. 1890

Cottages of the "Berkeley Development"

4119, 4121, 4125, 4127, 4131, 4133, 4135, 4137, 4143, 4147, 4149, 4159,
4161, 4163, 4167, and 4169 South Berkeley Avenue
1886-87, Cicero Hine, architect

Berkeley Avenue (continued)

The Russell-Roberts-Jones Rowhouses
4122, 4124, 4126 South Berkeley Avenue
circa 1885

The Deland-Boorn Double House
4128 and 4130 South Berkeley Avenue
circa 1885

Four Rowhouses
4132, 4134, 4136, and 4138 South Berkeley Avenue
circa 1885

House
4140 South Berkeley Avenue
circa 1885

Six Flat
4151-53 South Berkeley Avenue
circa 1900

Mary M. Hill Family Residence
4156 South Berkeley Avenue
circa 1890

EAST 41st PLACE

Eight Rowhouses
1004, 1010, 1012, 1014, 1016, 1020, 1022, and
1024 East 41st Place
circa 1885

EAST 42nd PLACE

The Stolz-Bach-Stein-Stewart Rowhouses
920, 922, 924, 926, 928, and 930 East 42nd Place
circa 1890

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Additional research material used in the preparation of this report is on file at the office of the Commission on Chicago Landmarks and is available to the public.

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The Commission on Chicago Landmarks was established in 1968 by city ordinance, and was given the responsibility of recommending to the City Council that specific landmarks be preserved and protected by law. The ordinance states that the Commission, whose nine members are appointed by the Mayor, can recommend any area, building, structure, work of art, or other object that has sufficient historical, community, or aesthetic value. Once the City Council acts on the Commission's recommendation and designates a Chicago Landmark, the ordinance provides for the preservation, protection, enhancement, rehabilitation, and perpetuation of that landmark. The Commission assists by carefully reviewing all applications for building permits pertaining to the designated Chicago Landmarks. This insures that any proposed alteration does not detract from the qualities that caused the landmark to be designated.

The Commission makes its recommendations to the City Council only after extensive study. This preliminary summary of information has been prepared by the Commission staff and was submitted to the Commission when it initiated consideration of the historical and architectural qualities of this potential landmark.



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